



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD14-28  
**APPLICANT:** Legacy Trail Apartments, L.L.C.  
**DATE:** September 11, 2014  
**LOCATION:** 3219 W. Rock Creek Road  
**TO:** Interested Neighbors  
**WARD:** 8  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of Proposed Apartments

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of an apartment complex with approximately 200 units. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will be required to a Planned Unit Development.

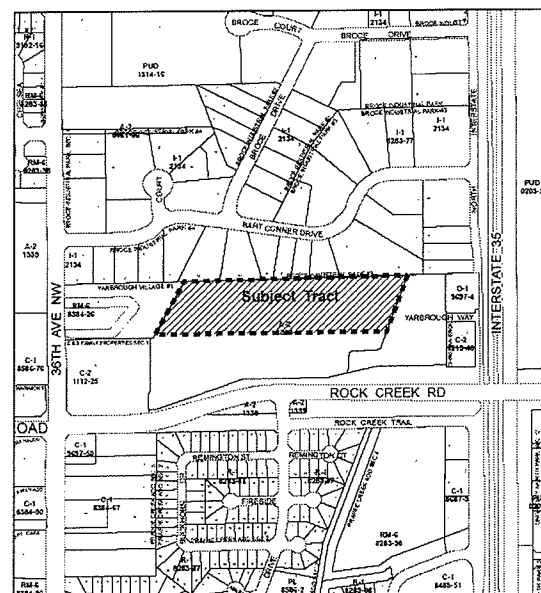
Please join us for a Pre-Development discussion of this proposal on Thursday, September 25, 2014 from 5:30 p.m. until 6:00 p.m. The meeting will be held in the City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

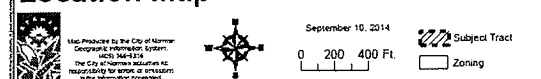
Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Hal Ezzell, (405) 928-2066 any time. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP



## Location Map





# Application for Pre-Development Informational Meeting

Case No. PD 14-28

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> LEGACY TRAIL APARTMENTS, LLC	<b>ADDRESS</b> C/O HAL WM. EZZELL, ATTORNEY AT LAW 100 48th AVE NW NORMAN, OK 73072
<b>EMAIL ADDRESS</b> c/o Hal Wm. Ezzell, Attorney at Law hezzell@coxinet.net	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Hal Wm. Ezzell 405.928.2066 <b>BEST TIME TO CALL:</b> Anytime

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 3219 W. Rock Creek Rd - Generally described as the North half of Legacy Business Park Addition located on the North side of W. Rock Creek Rd. between 36th AVE NW and I-35 Service Road.

and containing approximately 9.85 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The 9.85 acres will be rezoned from its current A-2 designation to a Planned Unit Development for Medium Density multi-family housing (RM-6) for approximately 200 residential units. The front 9 acres of Legacy Business Park Addition will be commercial/retail and this project will fillin the interior of the overall site. The project will require an amendment to the 2025 Land Use Plan, but it is consistent with development of multi-family housing in the area.

This proposed development will necessitate (check all that apply):

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- ☒ 2025 Plan Amendment    ☐ Growth Boundary  
☒ Land Use  
☐ Transportation  
☒ Rezoning to PUD, Planned Unit Development District(s)  
☐ Special Use for \_\_\_\_\_  
☒ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☒ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: A-2  
 Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested: \_\_\_\_\_

Received on: 9-8-14  
 at 1:30 a.m./p.m.  
 by MT

# EZZELL & WADLEY, PLLC

ATTORNEYS AT LAW

100 48th Ave. NW  
NORMAN, OKLAHOMA 73072

TELEPHONE 405-928-2066  
FACSIMILE 405-928-2069

September 8, 2014

City of Norman  
Planning & Development Department  
201 W. Gray  
Norman, Oklahoma 73069

Re: Application for Pre-development Informational Meeting  
Legacy Trail Apartments

Planning & Development:

I represent Legacy Trail Apartments, LLC, which has a contract to purchase approximately 9.85 acres of Legacy Business Park Addition located generally at 3219 W. Rock Creek Road for a medium density multi-family housing development of approximately 200 units to be known as Legacy Trail Apartments.

An application for a Preliminary Plat of Legacy Business Park Addition has recently been filed, which includes the entire north side of W. Rock Creek Road, as it lies generally between the Wal-Mart Neighborhood Market and Christian Brothers Automotive on I-35 Service Road. The Applicant intends to file an Application to Rezone the property from its current A-2 classification to a proposed Planned Unit Development for Medium Density Housing (RM-6) for the approximate 9.85 acres, which represents roughly the North half of Legacy Business Park Addition.

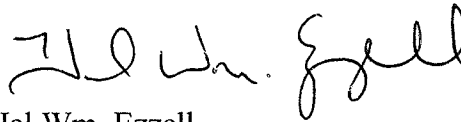
The subject property is an ideal location for a medium density housing development for two reasons. First, it is not directly adjacent to any existing single family residential development and it's a good use of interior property in Legacy Business Park Addition of property that would be difficult to develop for commercial use. Second, the subject property is uniquely positioned to be a truly walk-able community as it is on the north side of the Legacy Trail System, immediately adjacent to the Wal-Mart Neighborhood Market and the property will provide connections to Legacy Trail so its

Letter to City of Norman  
Planning Department  
September 8, 2014  
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residents can take full advantage of Legacy Trail. The applicant intends to enhance the Legacy trail system by partnering with the owners of Legacy Business Park in the procurement and placement of a work(s) of public art for the Trail (in consultation with the City of Norman), as well as the addition of a bicycle sharing facility that will enable residents to ride the Trail and bicycle to the University North Park Development over the Rock Road Bridge with its enhance pedestrian features.

The project should be a very positive addition to the area. We respectfully request your support of the Planned Unit Development as it moves forward and we look forward to working with the City of Norman on this project. If you have any questions, or need any additional information, concerning this Application for a Pre-development Informational Meeting please feel free to give me a call.

Respectfully,

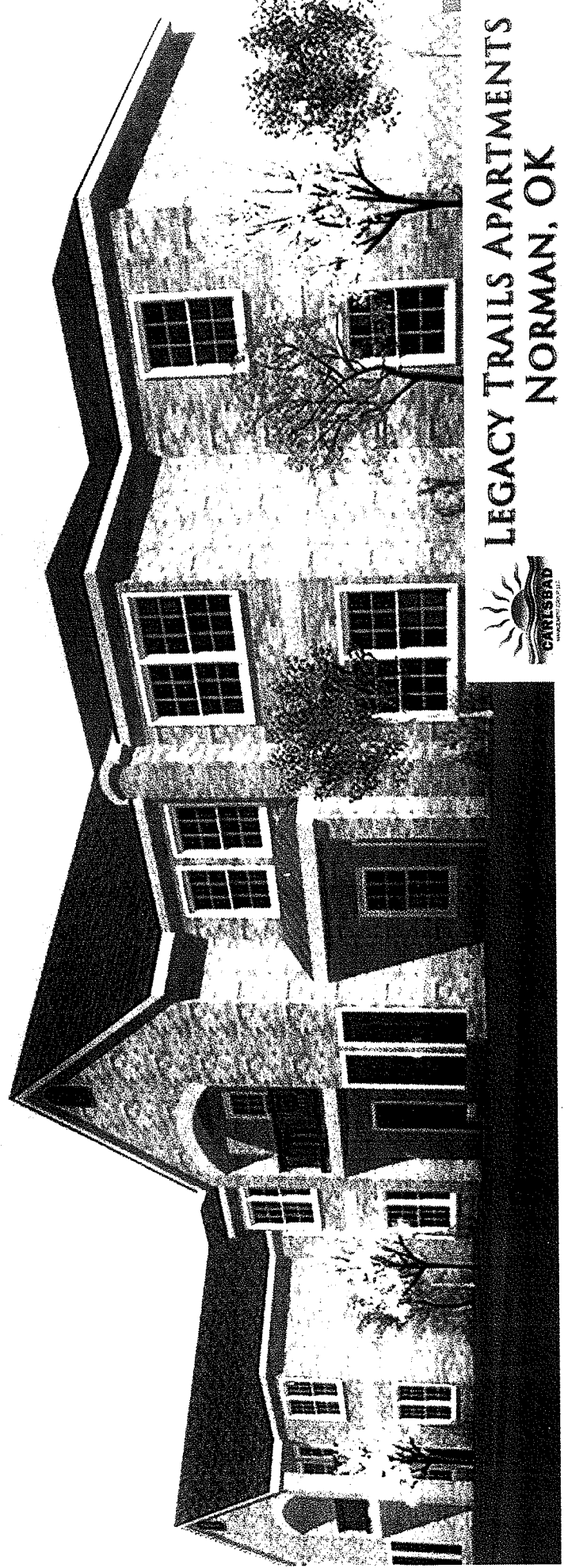
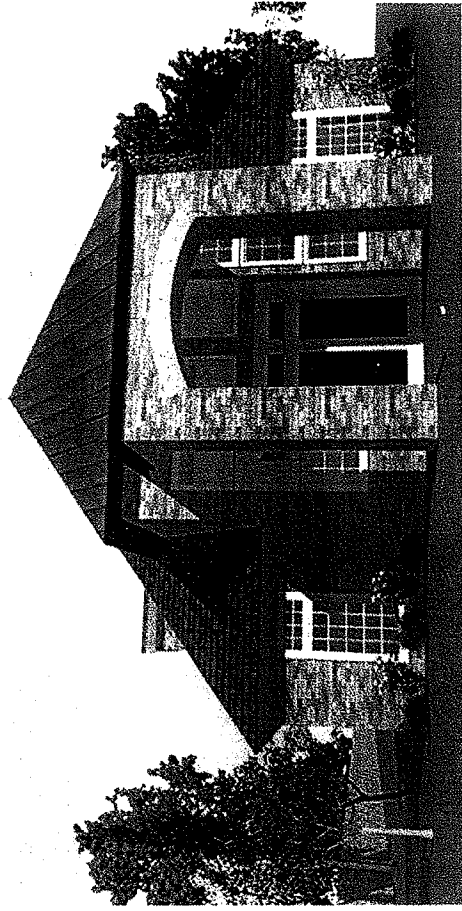
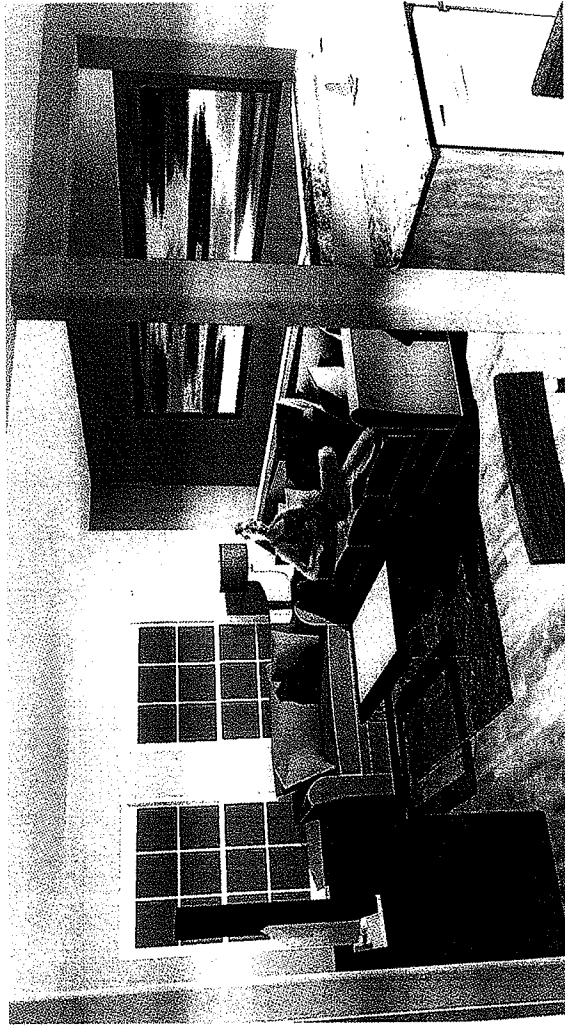
A handwritten signature in black ink, appearing to read "Hal Wm. Ezzell". The signature is fluid and cursive, with the first name "Hal" being more prominent.

Hal Wm. Ezzell  
For the Firm

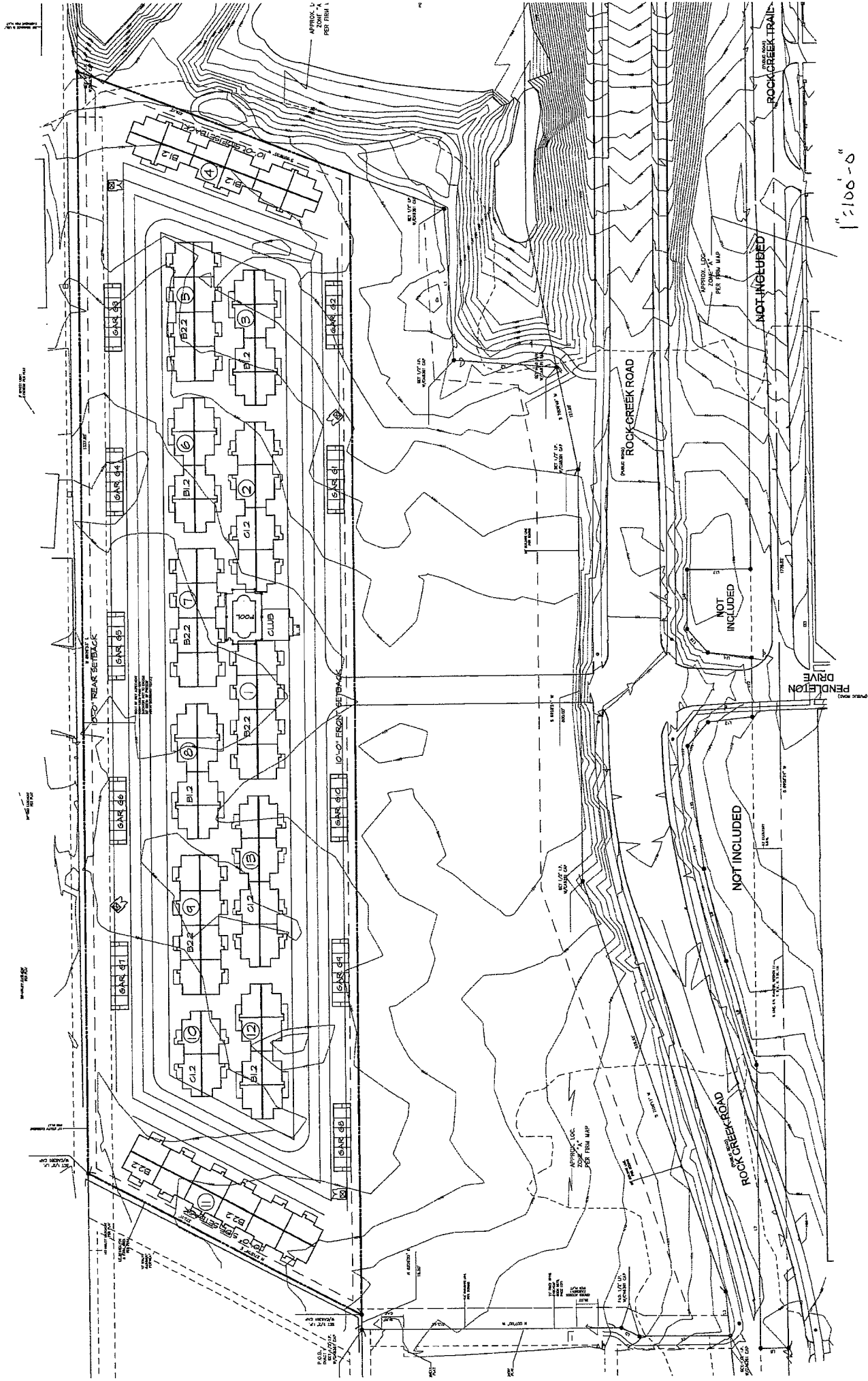
HWE/klh

Enclosures – 5

Cc: Client  
File



LEGACY TRAILS APARTMENTS  
NORMAN, OK



1"=100'-0"